

THE CITY OF SAN DIEGO, CALIFORNIA  
MINUTES FOR REGULAR COUNCIL MEETING

OF  
TUESDAY, SEPTEMBER 29, 1987  
AT 9:00 A.M.

IN THE COUNCIL CHAMBERS - 12TH FLOOR

CHRONOLOGY OF THE MEETING:

The meeting was called to order by Mayor O'Connor at 10:07 a.m. The meeting was recessed by Deputy Mayor McColl at 12:15 p.m. to reconvene at 2:00 p.m.

The meeting was reconvened by Mayor O'Connor at 2:02 p.m. with Council Members Cleator, McColl, Gotch and Ballesteros not present.

A quorum was present at 2:03 p.m. Mayor O'Connor adjourned the meeting at 5:24 p.m. and convened the Redevelopment Agency Meeting.

ATTENDANCE DURING THE MEETING:

- (M) Mayor O'Connor-present
  - (1) Council Member Wolfsheimer-present
  - (2) Council Member Cleator-present
  - (3) Council Member McColl-present
  - (4) Vacant
  - (5) Council Member Struiksma-present
  - (6) Council Member Gotch-present
  - (7) Council Member McCarty-present
  - (8) Council Member Ballesteros-present
- Clerk-Abdelnour (jb;tm)

FILE LOCATION: MINUTES

ITEM-300: ROLL CALL

Clerk Abdelnour called the roll:

- (M) Mayor O'Connor-present
- (1) Council Member Wolfsheimer-present
- (2) Council Member Cleator-not present
- (3) Council Member McColl-present
- (4) Vacant
- (5) Council Member Struiksma-present
- (6) Council Member Gotch-present
- (7) Council Member McCarty-present
- (8) Council Member Ballesteros-present

ITEM-330: (O-88-49) INTRODUCED AND ADOPTED AS ORDINANCE  
O-16945 (New Series)

Introduction and adoption of an Ordinance amending Ordinance O-16916, (New Series), as amended, entitled "An Ordinance Adopting the Annual Budget for the Fiscal Year 1987-88 and Appropriating the Necessary Money to Operate the City of San Diego for said Fiscal Year" by amending Document No. 00-16916-1, as amended and adopted therein, by appropriating any Fiscal Year 1987 Unappropriated Monies in the General Revenue Sharing Fund Balance and any future revenues in excess of the estimated revenues to a contingency reserve established by the Auditor and Comptroller, said funds to be expended only as designated by Council Resolution.

(See City Manager Report CMR-87-466.)

NOTE: Item 200 on docket of Monday, September 28, 1987.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: E19-E26.)

MOTION BY WOLFSHEIMER TO INTRODUCE, DISPENSE WITH THE READING AND ADOPT THE ORDINANCE. Second by McCarty. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-not present, District 4-vacant, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-not present, Mayor O'Connor-yea.

ITEM-331: (O-88-7) INTRODUCED, TO BE ADOPTED OCTOBER 12, 1987

A proposal to amend Chapter X (Planning and Zoning Regulations) of the San Diego Municipal Code by amending the Neighborhood Commercial (CN) Zone to delete "liquor stores" from the list of permitted uses. This amendment would also limit the amount of floor area devoted to alcoholic beverages. Food, drug, and variety stores would not be permitted to use more than 10% of their floor area for alcoholic beverages.

(Citywide.)

Introduction of an Ordinance amending the San Diego Municipal Code.

FILE LOCATION: --

COUNCIL ACTION: (Tape location: B361-455.)

Hearing began at 11:15 a.m. and halted at 11:21 a.m.

Testimony in favor by Bill Crane and Cleo Malone.

MOTION BY McCARTY TO INTRODUCE THE ORDINANCE. Second by Cleator. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-not present, District 4-vacant, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-332:

Rezoning the Southwest Quarter of the Southeast Quarter of the Northeast Quarter of Section 34, Township 14 South, Range 3 West, S.B.B.M., from Zone A-1-10 (Hillside Review Overlay) to Zone R1-5000. The subject property is generally located north of Mira Mesa Boulevard, south of the Los Penasquitos Canyon preserve and west of Camino Alvarez, in the Mira Mesa Community Plan area.  
(Case-86-0802. District-5.)

Subitem-A: (R-88-198) ADOPTED AS RESOLUTION R-269392

Adoption of a Resolution certifying that the information contained in Environmental Mitigated Negative Declaration EMND-86-0802 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (O-88-23) INTRODUCED, TO BE ADOPTED OCTOBER 12, 1987

Introduction of an Ordinance for R1-5000 Zoning.

FILE LOCATION:

Subitem A ZONE ORD. NO.;

Subitem B--

COUNCIL ACTION: (Tape location: B456-470.)

Hearing began at 11:22 a.m. and halted at 11:23 a.m.

MOTION BY STRUIKSMA TO CLOSE THE HEARING, ADOPT SUBITEM A AND INTRODUCE SUBITEM B. Second by Cleator. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, District 4-vacant, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-333:

Matters concerning the I-15 Corridor Consolidated Community Plan Amendments:

1) A proposal to amend the Sabre Springs Community Plan and the General Plan and Progress Guide of the City of San Diego by modifying the phasing program to eliminate the requirement that each parcel within the community be assigned to a specific phase and time period for development. The amended phasing program would require that certain infrastructure (public facility) improvements

be assured prior to approval of final maps for each of five non site-specific development phases. Each phase would require a higher threshold of infrastructure improvements than the preceding phase. The proposed amendment would modify residential densities and unit totals on specific parcels while the overall density and unit total in the community would be unchanged. In some instances parcel shapes and sizes have been slightly modified. The proportion of the community designated for open space has not been significantly modified.

The subject property includes the entire 1,507-acre Sabre Springs Community and is bounded by the Carmel Mountain Ranch Community to the north, I-15 to the west, the Miramar Ranch North Community to the south, an "island" within the County of San Diego to the southeast, and the City of Poway to the east.

(District-1.)

2) Rezoning Lot 82, Lusk Industrial Park Unit 2, Map-10099 (a 6.1-acre site), in the Mira Mesa Community Plan area, from Zone M-1B to Zone CR. The subject property (Ramada Inn) is located on the north side of the intersection of Mira Mesa and Lusk Boulevards.

3) Rezoning Lots 88 and 89, Lusk Industrial Park Unit 3, Map-10361 (a 5.6-acre site), in the Mira Mesa Community Plan area, from Zone M-1B to Zone CR. The subject property (Marriott Hotel) is located on the west side of Scranton Road between Barnes Canyon Road and Morehouse Drive.

4) Amendments to the Mira Mesa Community Plan and the Progress Guide and General Plan to redesignate the two sites in Items 2 and 3 from Industrial Park to Visitor Commercial.

(Case-86-0741, Case-86-0798. District-5.)

19870929

Subitem-A: (R-88-207) ADOPTED AS RESOLUTION R-269393

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-81-0543, and the addendum thereto, EIR-86-0876, has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines and that said report has been reviewed and considered by the Council, and adopting the findings and statement of overriding considerations pursuant to California Public Resources Code Section 21081.

Subitem-B: (R-88-206) ADOPTED AS AMENDED AS RESOLUTION  
R-269394

Adoption of a Resolution amending the Sabre Springs  
Community Plan.

Subitem-C: (R-88-173) ADOPTED AS RESOLUTION R-269395

Adoption of a Resolution certifying that the information  
contained in Environmental Impact Report EIR-86-0741 has  
been completed in compliance with the California  
Environmental Quality Act of 1970 and State guidelines, and  
that said report has been reviewed and considered by the  
Council.

Subitem-D: (R-88-982) ADOPTED AS RESOLUTION R-269396

Adoption of a Resolution containing appropriate findings of  
mitigation, feasibility or project alternatives and  
statement of overriding considerations pursuant to  
California Public Resources Code Section 21081 in  
connection with Environmental Impact Report EIR-86-0741.

Subitem-E: (O-88-19) INTRODUCED, TO BE ADOPTED OCTOBER 12,  
1987

Introduction of an Ordinance for CR Zoning (Ramada).

Subitem-F: (R-88-200 Rev.2) ADOPTED AS AMENDED AS RESOLUTION  
R-269397

Adoption of a Resolution amending the Mira Mesa Community  
Plan (Ramada).

Subitem-G: (R-88-199) ADOPTED AS RESOLUTION R-269398

Adoption of a Resolution certifying that the information  
contained in Environmental Impact Report EIR-86-0798 has  
been completed in compliance with the California  
Environmental Quality Act of 1970 and State guidelines, and  
that said report has been reviewed and considered by the  
Council.

Subitem-H: (R-88-983) ADOPTED AS RESOLUTION R-269399

Adoption of a Resolution containing appropriate findings of  
mitigation, feasibility or project alternatives and  
statement of overriding considerations pursuant to  
California Public Resources Code Section 21081 in  
connection with Environmental Impact Report EIR-86-0798.

Subitem-I: (O-88-22) INTRODUCED, TO BE ADOPTED OCTOBER 12,

1987

Introduction of an Ordinance for CR Zoning (Marriott).

Subitem-J: (R-88-201 Rev.1) ADOPTED AS RESOLUTION R-269400

Adoption of a Resolution amending the Mira Mesa Community Plan (Marriott).

FILE LOCATION:

Subitems A-B LAND - Sabre Springs Community Plan;

Subitems C, D, F, G, H & J ZONE ORD. NO.;

Subitems E & I--

COUNCIL ACTION: (Tape location: B471-545.)

Hearing began at 11:24 a.m. and halted at 12:12 p.m.

Testimony in favor of the Sabre Springs Plan amendment by Mike Madigan.

Testimony in favor of the Mira Mesa Community Plan amendment (Ramada; Marriott) by James Milch.

Testimony in opposition to the Mira Mesa Community Plan amendment (Ramada; Marriott) by Roy Johnson.

MOTION BY WOLFSHEIMER TO CLOSE THE HEARING, ADOPT SUBITEM A AND SUBITEM B AS AMENDED WITH THE CONDITION THAT THE WORD "ASSURED" IN THE PLAN BE CHANGED TO STATE THAT, "THE PUBLIC FACILITIES ARE COMPLETED FOR PHASE 1 BEFORE PHASE 2 IS COMMENCED, AND PUBLIC FACILITIES FOR PHASE 2 ARE COMPLETED BEFORE PHASE 3 IS

COMMENCED. Second by Cleator. Passed by the following vote:

Wolfsheimer-yea, Cleator-yea, McColl-yea, District 4-vacant, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

MOTION BY STRUIKSMA TO CLOSE THE HEARING, ADOPT SUBITEMS C, D, AND SUBITEM F AS AMENDED BY CHANGING THE THIRD PARAGRAPH OF THE RESOLUTION TO READ, "WHEREAS, THE COUNCIL OF THE CITY OF SAN DIEGO FINDS APPROPRIATE NOISE MITIGATION MEASURES HAVE BEEN INCORPORATED INTO THE PROJECT, THUS BRINGING THE PROJECT INTO CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR NAS MIRAMAR," ADOPT SUBITEMS G, H AND J, AND INTRODUCE SUBITEMS E AND I. Second by Cleator. Passed by the following vote:

Wolfsheimer-yea, Cleator-yea, McColl-yea, District 4-vacant, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-not present.

ITEM-334:

(Continued from the meeting of August 11, 1987, Item 333, at Council Member Wolfsheimer's request, to meet with the

Planning Department and Community to review the recommendations of the Task Force.)

Approval of an interim update to the Penasquitos East Community Plan, focusing on critical issues now facing the community.

The Penasquitos East Community Plan update will identify additional park sites within the community. This update will include a reevaluation of the plan capacity and buildout projections. The updated plan will also eliminate inconsistencies and provide revised definitions for calculating density. This interim update will affect all property within the Penasquitos East Community Plan area.

(District-1.)

Subitem-A: (R-88-205) ADOPTED AS RESOLUTION R-269402

Adoption of a Resolution recertifying that the information contained in Environmental Impact Report EIR-78-0548 and certifying that the information contained in Addendum No. 87-0556, thereto has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said report and addendum have been reviewed and considered by the Council.

Subitem-B: (R-88-204) ADOPTED AS RESOLUTION R-269403

Adoption of a Resolution approving the interim community plan update.

FILE LOCATION: LAND - Penasquitos East Community Plan

COUNCIL ACTION: (Tape location: E26-F240.)

Hearing Began at 2:07 p.m. and halted at 3:01 p.m.

Testimony in favor of the update given by Dennis Ainsworth, Alan Dickey, Barbara Fisher, Ken Unruh and Ed Gabrielson.

Testimony in opposition of the update given by Milton Bennett, Bruce Warren and Reverend Dee.

MOTION BY WOLFSHEIMER TO APPROVE. Second by Gotch. Passed by the following vote: Wolfsheimer-yea, Cleator-nay, McColl-yea, District 4-vacant, Struiksmay-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-335: CONTINUED TO OCTOBER 20, 1987, AT 10:00 A.M.

(Continued from the meetings of August 4, 1987, Item 336 and August 11, 1987, Item S501; last continued at Council Member McColl's request, to allow her to be present for Council discussion.)

1. Approval of the North City West Development Unit 4A

Precise Plan. The plan totals 247 acres of land located 0.3 miles east of Torrey Pines High School, north of Del Mar Heights Road, in Zone A-1-10, and is within the North City West Development Unit 4A Precise Plan area of the North City West Community Plan. The plan proposes 423 single family residences, two mini parks and three institutional sites. The plan area is described as a portion of Sections 8 and 17, Township 14 South, Range 3 West, SBBM;

2. Amendment of the North City West Planned District Ordinance to rezone the Development Unit 4A Precise Plan area from Zone A-1-10 (Agricultural) to Zones SF1 and SF1-A (Single Family Residential) and OS (Open Space);
3. Appeals of James and Joan C. Beu from the decision of the Planning Commission in approving:
  - a) North City West Development Plan Permit, proposing development of 304 lots for residential use and 16 lots for open space on a portion of the above described real property, and
  - b) Tentative Map TM-85-0220 (N.C.W.Neighborhood 4A, Units 1,2,3,4 & 5), proposing a subdivision of a total of 320 lots for residential and open space development on a portion of the above described real property; and
4. An agreement between the City of San Diego and Pardee Construction Co., in which Pardee would grant to the City, for open space purposes, two canyon areas totaling 23.5 acres and construct a public park on another seven acre site in North City West Development Unit 7. These areas are located north and northeast of Torrey Pines High School and are described as portions of Sections 17 and 18, Township 14 South, Range 3 West, SBBM.  
(PD and TM-85-0220. District-1.)

Subitem-A: (R-86-562)

Adoption of a Resolution certifying that the information contained in Environmental Impact Report EIR-84-0805 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said report has been reviewed and considered by the Council.

Subitem-B: (R-86-563)

Adoption of a Resolution approving the North City West



Development Unit 4A Precise Plan.

Subitem-C: (O-86-49)

Introduction of an Ordinance amending the North City West Planned District Ordinance.

Subitem-D: (R-88- )

Adoption of a Resolution granting the appeal and denying the permit or denying the appeal and granting the permit with appropriate findings to support Council action.

Subitem-E: (R-88- )

Adoption of a Resolution granting the appeal and denying the map or denying the appeal and granting the map with appropriate findings to support Council action.

Subitem-F: (R-88- )

Adoption of a Resolution approving the agreement.

Subitem-G: (R-88- )

Adoption of a Resolution containing appropriate findings of mitigation, feasibility or project alternatives pursuant to California Public Resources Code Section 21081 in connection with Environmental Impact Report EIR-84-0805.

FILE LOCATION:

Subitems A, B, & G LAND - NCW Development  
Unit 4A Precise Plan;

Subitems C & F LAND -  
North City West Planned District;

Subitem D  
PERM - NCWPD 85-0220;

Subitem E SUBD - NCW  
Neighborhood 4A, Units 1,2,3,4&5

COUNCIL ACTION: (Tape location: A031-064; C090-095.)

MOTION BY WOLFSHEIMER TO CONTINUE TO OCTOBER 13, 1987, AT 10:00 A.M., AT HER REQUEST. Second by McColl. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-yea, District 4-vacant, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

By common consent, Council reconsidered the above action.

MOTION BY WOLFSHEIMER TO CHANGE THE DATE OF THE CONTINUANCE TO

OCTOBER 20, 1987, AT 10:00 A.M., AT MIKE MADIGAN'S REQUEST.

Second by Struiksma. Passed by the following vote:

Wolfsheimer-yea, Cleator-yea, McColl-yea, District 4-vacant,  
Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor  
O'Connor-yea.

ITEM-336: (O-88-33) INTRODUCED AS AMENDED, TO BE ADOPTED  
OCTOBER 12, 1987

(Continued from the meeting of August 4, 1987, Item 335, at  
Council Member Wolfsheimer's request, for review by the  
Historical Site Board and the community.)

Amending Chapter X, Article 3, Division 12, of the San  
Diego Municipal Code, by amending Section 103.1204,  
relating to the La Jolla Planned District's Project Review  
Regulations, to provide that no permit for the demolition,  
substantial alteration or removal of any building,  
structure or site appearing in La Jolla - An Historical  
Inventory, 1977 (see Appendix H) shall be issued without  
first referring the matter to the Historical Site Board for  
consideration pursuant to Chapter 3, Division 6, Sec. 26.02  
of the San Diego Municipal Code.

FILE LOCATION: --

COUNCIL ACTION: (Tape location: C546-620.)

Hearing began at 12:10 p.m. and halted at 12:13 p.m.

Testimony in favor by Tony Ciani.

MOTION BY WOLFSHEIMER TO INTRODUCE THE ORDINANCE AS AMENDED BY  
CHANGING THE WORD "AND" TO "OR" ON PAGE 4, WHICH WILL READ,  
"MODIFIED OR DENIED". APPROVE THE PLANNING DEPARTMENT STAFF  
RECOMMENDATIONS OUTLINED IN PLANNING DEPARTMENT REPORT NO.

87-477. Second by McCarty. Passed by the following vote:

Wolfsheimer-yea, Cleator-yea, McColl-yea, District 4-vacant,  
Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor  
O'Connor-not present.

ITEM-337: CONTINUED TO NOVEMBER 24, 1987, AT 10:00 A.M.

(Continued from the meeting of July 14, 1987, Item 337, and  
August 11, 1987, Item 336; last continued at Pardee  
Construction Company's request to work with the property  
owners and review the project with the Coastal Commission.)

Two actions relative to the condemnation action to acquire  
Gonzales Canyon Sewer Main Easement, TM-85-0259 (North City  
West Neighborhood 7, Units 11 through 14, inclusive):  
(See City Manager Report CMR-87-331. North City West  
Community Area. District-1.)

Subitem-A: (R-87-2702)

**FINDINGS MUST BE MADE AS A PART OF COUNCIL ADOPTION**

Determining and declaring that the public interest, convenience and necessity of the City of San Diego requires the construction, operation and maintenance of a public sewer, together with the right of ingress and egress over, under, along and across portions of Sections 7 and 8, Township 14 South, Range 3 West, S.B.B.M., Parcels 1 and 3 of Parcel Map PM-5254 and Parcel 1 of Parcel Map PM-8367, and that the public interest, convenience and necessity demand the acquisition of permanent easements and temporary work easements in said property for said public sewer or sewers and all appurtenances thereto to serve Neighborhood 7 in North City West and other properties in the Gonzales Canyon Drainage Basin; declaring the intention of the City to acquire said property under eminent domain proceedings; directing the City Attorney to commence an action in the Superior Court of the State of California, in and for the County of San Diego, for the purpose of condemning and acquiring said property interests and taking immediate possession thereof.

Subitem-B: (R-87-2714)

Certifying that the information contained in Environmental Mitigated Negative Declaration EMND-85-0259, issued in connection with the acquisition of the Gonzales Canyon sewer main easement, has been completed in compliance with the California Environmental Quality Act of 1970, as amended, and State guidelines thereto, and that said Declaration has been reviewed and considered by the Council.

WU-PR-87-165.

FILE LOCATION: --

COUNCIL ACTION: (Tape location: A031-064.)

MOTION BY WOLFSHEIMER TO CONTINUE TO NOVEMBER 24, 1987, AT 10:00 A.M., AT CITY MANAGER LOCKWOOD'S REQUEST. Second by Struiksmma.

Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-yea, District 4-vacant, Struiksmma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-338:

(Continued from the meeting of August 11, 1987, Item 346, at Rebecca Michael's request, for full Council.)

Appeal of DeAnza Land & Leisure Corporation, by Paul A.

Peterson, Attorney, from the decision of the Planning Commission in denying proposed amendment to Conditional Use Permit CUP-10-489-3. This proposed amendment would add a 309-space auxiliary parking lot to serve an existing drive-in theater and swap meet. The subject property (approximately 14.4-acres) is located on the north side of Coronado Avenue between I-5 and Raedel Drive, in Zones R1-5000, R-3000 and CA-RR, in the Otay Mesa-Nestor Community Plan area, and is further described as portion of Parcel 1, Parcel Map PM-8862, Lot 2, Bayview Drive-In Theatre Tract No. 2, Map-4493 and the easterly 30 feet of Green Street.  
(CUP-84-0295. District-8.)

19870929

Subitem-A: (R-88- ) FILED AS A RESULT OF DENYING THE  
APPEAL

Adoption of a Resolution certifying that the information contained in Environmental Mitigated Negative Declaration EMND-84-0295 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said declaration has been reviewed and considered by the Council.

Subitem-B: (R-88-728) ADOPTED AS RESOLUTION R-269404  
DENYING APPEAL AND DENYING PERMIT

Adoption of a Resolution granting or denying the appeal and the permit with appropriate findings to support Council action.

FILE LOCATION: PERM - CUP-10-489-3

COUNCIL ACTION: (Tape location: F240-G297.)

Hearing began at 3:01 p.m. and halted at 3:45 p.m.

Testimony in favor of the appeal was given by Rebecca Michael, Bill Rollison and Steven Pentoney.

Testimony in opposition to the appeal was given by Ruth Sneider, Sue Matieo and Amenda Caniya.

MOTION BY BALLESTEROS TO ADOPT RESOLUTION DENYING THE APPEAL  
AND

THE PERMIT. Second by McCarty. Passed by the following vote: Wolfsheimer-yea, Cleator-nay, McColl-nay, District 4-vacant, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-339: (R-88-216) ADOPTED AS RESOLUTION R-269405

Vacating Maxim Street between Dr. Martin Luther King Jr. Way and Interstate 805, under Resolution of Intention R-268095, adopted August 10, 1987.

(Southeast San Diego Community Area. District-4.)

CITY MANAGER REPORT: The applicants have requested the subject vacation and propose to consolidate the majority of the area of vacation with their property which was recently acquired from CalTrans. Upon completion of the vacation and a consolidation parcel map, the applicants are to construct a 20-unit apartment complex. The proposed vacation and the adjoining properties are located in the Southeast San Diego Community and are situated in a R-3000 Zone. The subject street vacation is approximately 15,700 square feet in area of which approximately 15,100 square feet is to be consolidated with the applicant's property to form a 1.27-acre site for the contemplated 20-unit development which includes a density bonus. The Planning Department has no objection to the proposed vacation and the Planning Commission recommended approval on May 14, 1987 by a 5-0 vote. The proposed area of vacation is fully improved with curb, gutter and sidewalk but dead-ends abruptly at Interstate 805 with no cul-de-sac improvements. The current right-of-way contains public facilities for which an easement reservation is required. The subject right-of-way is not required for traffic circulation but does provide the only access and legal frontage for several unimproved parcels. Therefore, a consolidation parcel map is required to prevent landlocking. In addition, public improvements to include curb, gutter and sidewalk must be constructed across the vacated area at Dr. Martin Luther King Jr. Way as a condition of the vacation. Staff review has indicated that the right-of-way to be vacated is no longer needed for present or prospective public use and may be vacated conditioned upon the recordation of a consolidation parcel map and issuance of permits for the required public improvements.

FILE LOCATION: STRT - J-2658; DEED F-4146 DEEDFY88-1

COUNCIL ACTION: (Tape location: G297-G370.)

Hearing began at 3:48 p.m. and halted at 3:52 p.m.

MOTION BY McCARTY TO APPROVE. Second by Ballesteros. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, District 4-vacant, Struiksmay-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-340: (R-88-261) ADOPTED AS RESOLUTION R-269406

Vacating East Street north of Nogal Street, under  
Resolution of Intention R-269086, adopted August 10, 1987.  
(See City Manager Report CMR-84-403. Southeast San Diego  
Community Area. District-4.)

FILE LOCATION: STRT - J-2659; DEED - F-4147  
DEEDFY88-1

COUNCIL ACTION: (Tape location: G370-G375.)

Hearing began at 3:53 p.m. and halted at 3:54 p.m.

MOTION BY STRUIKSMA TO APPROVE. Second by McColl. Passed by  
the following vote: Wolfsheimer-yea, Cleator-not present,  
McColl-yea, District 4-vacant, Struiksma-yea, Gotch-yea,  
McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-341:

Rezoning Lot 4, Parcels 32, 34 and 40 of Pueblo Lands Lot  
1215, Map-690 (a 0.87-acre site consisting of three lots),  
located on the east side of Linda Vista Road between Baltic  
and Stalmer Streets, in the Linda Vista Community Plan  
area, from Zone R1-5000 to Zone CO.  
(Case-87-0176. District-5.)

Subitem-A: (R-87-2756) ADOPTED AS RESOLUTION R-269407

Adoption of a Resolution certifying that the information  
contained in Environmental Negative Declaration END-87-0176  
has been completed in compliance with the California  
Environmental Quality Act of 1970 and State guidelines, and  
that said declaration has been reviewed and considered by  
the Council.

Subitem-B: (O-87-261) INTRODUCED, TO BE ADOPTED OCTOBER  
12, 1987

Introduction of an Ordinance for CO Zoning.

FILE LOCATION:

Subitem-A: ZONE - ORD NO.;

Subitem-B: --

COUNCIL ACTION: (Tape location: G375-G402.)

Hearing began at 3:51 and halted at 3:52.

MOTION BY STRUIKSMA TO CLOSE HEARING, ADOPT THE RESOLUTION AND  
INTRODUCE THE ORDINANCE. Second by McCarty. Passed by the  
following vote: Wolfsheimer-yea, Cleator-not present,  
McColl-yea, District 4-vacant, Struiksma-yea, Gotch-yea,  
McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-342: CONTINUED TO OCTOBER 20, 1987, 10:00 A.M. TIME CERTAIN

Matters of:

- 1) A proposal to amend the Mid-City Planned District Ordinance, which would amend and expand the area covered by the adopted Mid-City Planned District Ordinance to include the Greater North Park community and portions of the west side of Park Boulevard between Adams Avenue and Pennsylvania Avenue in the Uptown community. The proposed ordinance revises property development standards, which include building design criteria, revises multi-family parking standards and introduces four (4) new multi-family residential zones. Proposed revisions also include provisions that adjust setback and height requirements, reduce the number of dwelling units that would require a special permit for development projects (unit threshold), require a 600-square-foot minimum average unit size for projects in residential zones, and would allow expansion of nonconforming auto repair uses along Adams Avenue with a special discretionary permit, and modify multi-family parking standards.
- 2) The rezoning from City-wide designations to the proposed Planned District Ordinance zones and City-wide zones to implement the Greater North Park Community Plan, adopted by the City Council in November 1986. The proposed ordinance would rezone certain property zoned for commercial and multi-family use, as recommended in the Greater North Park Community Plan. This ordinance would also replace the Emergency Ordinance zoning for Greater North Park adopted by the City Council in November 1986 and would rezone designated properties along the west side of Park Boulevard between Adams Avenue and Pennsylvania Avenue in the Uptown Community.  
The Greater North Park community is located in the central portions of the City of San Diego, and is bordered by Balboa Park on the south and west, I-805 on the east, and the slopes of Mission Valley on the north. North Park abuts the community planning areas of Uptown on the west, Mission Valley on the north, Mid-City on the east and Greater Golden Hill on the south. The Mid-City Community is generally located east of I-805, south of I-8, north of Highway 94 and west of the City of La Mesa.

(District-3)

Subitem-A: (R-88-490)

Adoption of a Resolution certifying that the information contained in Environmental Addendum 87-0608, an addendum to EIR-84-0242 and END-86-0471 has been completed in compliance with the California Environmental Quality Act of 1970 and State guidelines, and that said report has been reviewed and considered by the Council.

Subitem-B: (O-88-47)

Introduction of an Ordinance amending the Planned District Ordinance.

Subitem-C: (O-88-48)

Introduction of an Ordinance implementing the Greater North Park Community Plan through rezonings to the Mid-City Communities Planned District and other zones and repealing Emergency Ordinance No. O-16801 (NS) adopted January 27, 1987.

Subitem-D: (O-88-62)

First public hearing amending Ordinance O-16916 (New Series), as amended, entitled "An Ordinance Adopting the Annual Budget for the Fiscal Year 1987-88 and Appropriating the Necessary Money to Operate the City of San Diego for Said Fiscal Year" by amending Document 00-16916-1, as amended and adopted therein, by amending the personnel authorization of the Planning Department (065), in General Fund 100, by adding 0.50 Senior Planner, 0.50 Associate Planner, and 0.25 Clerical Assistant II Positions to Program Element (06572); authorizing the Auditor and Comptroller to transfer within the General Fund (100) a total of \$53,887 (\$50,953 Personnel Expense and \$2,934 Non-Personnel Expense) from the Unallocated Reserve (605) to the Planning Department (065) for the above positions; authorizing the Planning Director to expend an amount not to exceed \$53,887 for the above purpose.

NOTE: The second public hearing for the introduction and adoption of the ordinance will be held on Monday, October 12, 1987.

Subitem-E: (R-88 )

Adoption of a Resolution authorizing the Auditor and Comptroller to transfer within the General Fund (100) a total of \$53,887 (\$50,953 Personnel Expense and \$2,934 Non-Personnel Expense) from the Unallocated Reserve (605) to the Planning Department (065) for the above positions;



authorizing the Planning Director to expend an amount not to exceed \$53,887 for the above purpose.

Aud. Cert. 8800308.

FILE LOCATION:

Subitem A - LAND - Mid City Planned District;

Subitems B, C, & D --;

Subitem E - MEET

COUNCIL ACTION: (Tape location: G402-I526.)

Hearing began at 3:52 a.m. and halted at 5:22 p.m.

Testimony in favor was given by Samuel Harrison, Susan Hoekenga, Mary Lou Ruane, George Frank, Naomi Johnson, Rudi Lusti, Karen Arter and Steven Frates.

Testimony in opposition was given by Elias Katsoulas, Robert Alles, Michael Galasso, Mark Baldwin, Edward Lipovsky, Dave Newkirk, Edwin Ball, Jerry Lounsbury, Gary Tillery, Kenneth Somers, Maxine Snyder, Will Newbern, Paul Graf, R. H. Spencer, Carl Harris and Razzoki Hanna.

Mayor O'Connor closed the hearing for those census tracts properly noticed.

MOTION BY McCOLL TO AMEND ORDINANCE O-88-47 IN THE FOLLOWING MANNER: AREA 9 WILL BE MOVED ACROSS TO THE NORTH SIDE OF ADAMS AVENUE; IN REFERENCE TO THE ACUTE PARKING PROBLEM, UNITS OF TWO BEDROOMS AND ABOVE SHALL HAVE TWO SPACES PER UNIT; NO EXTENSION WILL BE GIVEN ON ANY OUTSTANDING BUILDING PERMITS. NEW PERMITS ISSUED MUST COMPLY WITH EMERGENCY ORDINANCE; IN REFERENCE TO THE ZERO SIDE YARDS, SMALLER AREAS WILL NOT HAVE TO MEET THIS REQUIREMENT, ONLY ZONE 1500 AND OVER WILL HAVE ZERO SIDE YARDS, BUT THIS REQUIREMENT ISSUED ONLY UNDER DISCRETIONARY REVIEW; IN REFERENCE TO THE AUTO REPAIRS, THE AREAS WILL BE SCREENED. Second by Ballesteros. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-yea, District 4-vacant, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

MOTION BY McCOLL TO CONTINUE ITEM TO OCTOBER 20, 1987 AT 10:00 A.M., TIME CERTAIN TO ALLOW PROPER NOTICING FOR THE CENSUS TRACTS THAT WERE NOT NOTICED. Second by Ballesteros. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-yea, District 4-vacant, Struiksma-yea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

ITEM-S413: PROCLAIMED

Proclaiming Tuesday, September 29, 1987 as "Father Douglas

Regin Day" in recognition of his efforts as Executive Director of Catholic Community Services and appreciation for the contributions he has made to the community and to the lives of those he has touched.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A005-030.)

ITEM-S500: WELCOMED

Welcoming the Western Australian Chamber of Commerce and Industry (Inc.) Mission to the City Council. This group will arrive at approximately 10:00 a.m.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: B212-360.)

ITEM-S501: DID NOT APPEAR

Welcoming approximately 60 fourth grade students from Sundance Elementary School, Council District 1, who will attend this meeting accompanied by Johnneen Gregg, teacher. This group will arrive at approximately 10:15 a.m. (District-1.)

ITEM-S502: (O-88-61) INTRODUCED AND ADOPTED AS AMENDED AS ORDINANCE O-16946 (New Series)

Introduction and adoption of an Emergency Ordinance implementing the Greater North Park Community Plan and amending the Mid-City Planned District. This emergency ordinance is being considered to immediately apply the North Park rezoning addressed in

Subitem C of Item 342 and to immediately apply the changes in the Mid-City Planned District zoning regulations addressed in

Subitem B of

Item 342.

(Mid-City Community Area. District-3.)

FILE LOCATION: LAND - Mid-City Planned District

COUNCIL ACTION: (Tape location: I526-I558.)

Hearing began at 5:22 p.m. and halted at 5:24 p.m.

(Testimony in opposition given at the time of Item 342 for item S502.)

Testimony in opposition given by Quentin Laywell, Bob Phillips, John Lomac, Samuel Harrison, Rudi Lusti, Edward Lipovsky and Jerry Lounsbury.

Testimony in favor given by Carl Buettwer, Jr.

MOTION BY McCOLL TO INTRODUCE, DISPENSE WITH THE READING AND ADOPT

THE ORDINANCE. Second by Ballesteros. Passed by the following vote: Wolfsheimer-yea, Cleator-not present, McColl-yea, District 4-vacant, Struiksmayea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

NON-DOCKET ITEM

ITEM-ND-1: (R-88-649) ADOPTED AS RESOLUTION R-269401

Authorizing the City Manager to negotiate an agreement for the purchase of the San Ysidro Boys Club property.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: A065-B210.)

Motion by Ballesteros to approve consideration of the non-docket item regarding the San Ysidro Boys Club property. Second by McColl. Passed: Yeas-1,3,5,6,7,8,M. Nays-None. Not present-2. Vacant-District 4.

MOTION BY BALLESTEROS TO DIRECT THE CITY MANAGER TO NEGOTIATE AN AGREEMENT FOR PURCHASE OF THE SAN YSIDRO BOYS CLUB PROPERTY AND COME BACK TO COUNCIL VIA THE PUBLIC FACILITIES AND RECREATION (PF&R) COMMITTEE WITH AN RFP (REQUEST FOR PROPOSAL) PROCESS TO SELECT AN APPROPRIATE OPERATOR. Second by Gotch. Passed by the following vote: Wolfsheimer-yea, Cleator-yea, McColl-yea, District 4-vacant, Struiksmayea, Gotch-yea, McCarty-yea, Ballesteros-yea, Mayor O'Connor-yea.

PUBLIC COMMENT

None.

ADJOURNMENT:

By common consent, the meeting was adjourned by Mayor O'Connor at 5:24 p.m.

FILE LOCATION: MEET

COUNCIL ACTION: (Tape location: I558).